

DELEGATED HOUSEHOLDER APPLICATION REPORT

Ward: Caversham Heights

App Ref: 231063/HOU

Address: 77 Albert Road, Caversham, Reading, RG4 7AW

Proposals: Householder planning application for a part single storey, part two storey rear extension within the curtilage of the site

Case Officer: Mr Ryan Allen

Applicant: Mr Duncan Moir

Date received (valid from): 28 July 2023 **Target Decision date:** 3 October 2023

1. SITE DESCRIPTION

The application site is a detached, two-storey dwellinghouse, located on Albert Road, Caversham Heights. The immediate streetscene is predominantly residential, with St. Andrews and affiliated pre-school adjacent to the property's north. The property itself is not listed, nor is it situated within a conservation area.

2. PROPOSAL AND SUPPORTING INFORMATION

Planning permission is sought for the erection of a part single-storey, part two-storey rear extension.

Plans considered:

Received 28/07/23

Supporting Application Statement - dated 02/23

Drawing No: 001 - Location & Block Plan - dated 06/12/22

Drawing No: 002 - Existing G.F. Layout - dated 06/12/22

Drawing No: 003 - Existing F.F. & Roof Plan - dated 06/12/22

Drawing No: 004 - Existing Elevations - dated 06/12/22

Drawing No: 005 - Proposed G.F. Layout - dated 06/12/22

Drawing No: 006 - Proposed F.F. & Roof Plan - dated 06/12/22

Drawing No: 007 - Proposed Elevations - dated 06/12/22

Preliminary Bat Roost Assessment - 04/23

Bat Emergence Survey - 07/23

3. RELEVANT PLANNING HISTORY

13/02/23 - 230164/HOU - Part single storey, part two storey rear extension - Withdrawn

4. CONSULTATIONS

The following addresses were consulted by letter.

75 Albert Road, Caversham, Reading, Berkshire, RG4 7AW

15 Buxton Avenue, Caversham, Reading

17 Buxton Avenue, Caversham, Reading, RG4 7BT

St Andrews Church Hall, Albert Road, Caversham, Reading, RG4 7AW

Letters of representation have been received as follows:

None.

Internal

Ecology - *The application site comprises a detached house where it is proposed to add a part single part two storey extension to the rear of the site.*

The Bat Survey report (John Wenman, July 2023, Ref: R3495/a) has been undertaken to the appropriate standard and concludes that the main house is currently being used as a common pipistrelle night roost (a bat was seen entering and emerging from a missing hanging tile on the rear gable end). The report concludes it is unlikely that the proposed works will have any direct impact upon the bat night roost (the existing hanging tiles will not be impacted). However, the report recommends that a series of non-licensed precautionary measures should be adopted during construction work and a condition should be set to ensure that the measures outlined in the document are followed. Wording for the condition is given below.

Condition: Works are to be carried out in full accordance with the precautionary non-licensed working method statement given in section 5.3 Non-Licensed Working Method Statement of the submitted bat survey report [John Wenman Ecological Consultancy, July 2023, Ref: R3495/a] unless otherwise approved in writing by the Council

Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals. (29/08/23)

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. The following local and national planning policy and guidance is relevant to this application:

National Policy

National Planning Policy Framework
National Planning Practice Guidance

Reading Borough Local Plan (2019)

CC7 (Design and the Public Realm)
CC8 (Safeguarding Amenity)
H9 (House Extensions and Ancillary Accommodation)
EN12 (Biodiversity and the Green Network)

SPG/SPD

A Design Guide to House Extensions SPG

6. APPRAISAL

Character and Appearance

Policy H9 states that an extension to a house will be acceptable where it respects the character of the house in terms of scale, location, materials and design and respects the character and pattern of neighbouring properties and the street as a whole in terms of scale, location, materials and design, and any important existing building line. Policy CC7 also sets out relevant considerations for design.

The design of the extension is considered to be complementary to the host dwelling by incorporating both pitched and flat roof elements to the proposed. The roof ridge of the two-storey aspect of the proposed is also set down from the existing roof ridge of the hostdwelling, in line with guidance provided within Reading Borough Council supplementary guidance: A Design Guide to House Extensions (2022). The proposal is modest in scale and is therefore considered proportionate to the hostdwelling, as well as the surrounding area. Overall, the proposal is compliant with policies CC7 & H9 of the Reading Borough Council Local Plan (2019).

Residential Amenity

Policy H9 states that an extension will be acceptable where it does not result in an overbearing impact on neighbours. Policy H10 seeks to ensure that the amenity of gardens and other outdoor areas are not compromised. Policy CC8 states an extension to a house will be acceptable where it will not cause a significant detrimental impact to the living environment of existing or new residential properties.

The application site benefits from a large garden to the rear and its position on the street and situation adjacent to the car park of St. Andrews Church. These factors, alongside the detached nature of the property, mitigate the potential for the proposal to cause detrimental harm on neighbouring residences due to the aforementioned separation between properties. The design of the property also takes this into consideration by implementing a single-storey aspect to the proposal to the elevation closest to neighbouring property, 75 Albert Road. As such, the proposal is in-line with policies CC8, H9 & H10 of the Reading Borough Council Local Plan (2019).

Ecology

A Preliminary bat Roost Assessment was undertaken as part of previous application, 230164, which determined a further Bat Emergence Survey was required for the site prior to any decisions could be made on the proposal. This led to the application's withdrawal and subsequent re-submission with required Bat Emergence Survey in support. Ecology consultants assessed the Bat Emergence Survey submitted and concluded '*it is unlikely that the proposed works will have any direct impact upon the bat night roost*'. However, recommended the following condition to ensure protective measures, in-line with the survey, are implemented throughout construction: *Condition: Works are to be carried out in full accordance with the precautionary non-licensed working method statement given in section 5.3 Non-Licensed Working Method Statement of the submitted bat survey report [John Wenman Ecological Consultancy, July 2023, Ref: R3495/a] unless otherwise approved in writing by the Council*
Reason: To ensure that bats, a protected species (as per the NPPF), are not adversely affected by the proposals. Overall, the proposal is compliant with policies H9 and EN12 of the Reading Borough Local Plan (2019).

7. CONCLUSION

The proposed development has been assessed as set out above and is considered to be acceptable on that basis, subject to the following conditions.

8. RECOMMENDATION

GRANT

Recommended Conditions:

TL1

AP1

M1

PD5

C00 (Ecology Condition)